

Report to City Council for the City of Ingleside, Texas

Subject: 1244 Sixth Street- Determination of Sub Standard Structure in violation Sec. 18-299 Ingleside City Code and Nonconforming Use of manufactured home in L1 Zone expired

Submitted By: Carey Dietrich, Code Enforcement Officer

Date Submitted To City Manager: May 23, 2014

For The Agenda Of: May 27, 2014

Attachments: Photos, Notices of Violations, Inspection Report

Summary Statement: Abandoned manufactured home on property located at 1244 Sixth St – Unsafe Structure procedure began with the owner on June 5, 2013. The certified was picked up but there has been no contact from Mr. Dobbs to date. The Manufactured home has not been occupied for more than a year and, therefore, the nonconforming use has expired.

Recommended Action: Staff recommends demolition or removal of the manufactured home and demolition of all out buildings

INSPECTION REPORT

Date: 2/27/14 Inspected by: CR + JO
Location: 1244 6th St
Lot: 546 Block: M, Subdivision: Burton + Darrborth
Owner: DANIEL Dobbs
Address: 1457 Ormond Dr. CC, TX 78415

Exterior

Items checked below must be repaired, replaced, or demolished

1. FOUNDATION - CODE REF: SHC CH 3, SEC 305.1, 305.17

- (A) TYPE Blocks - (B) SILLS & JOIST
() Sunken () Cracked () Rotted
(☒) Not Level () Sagging () Sagging
() () ()

Comments: uneven

2. EXTERIOR WALLS - CODE REF: SHC CH 3, SEC 305.2, 305.14, 305.17

- (A) WALL MATERIAL:
(☒) Cracked () Buckled () Rotted () Missing (☒) Loose
(B) EXTERIOR PAINT:
() Badly Needed ()

Comments: _____

3. ROOF - CODE REF: SHC CH 3, SEC 305.3

- (A) TYPE:
() Composition (☒) Tin () Rolled () Flat (manufactured Home)
() Rotted () Missing (☒) Holed () Torn () Loose
(B) RAFTERS:
() Rotted () Sagging () Rotted Eaves ()

Comments: roof leaking as evidenced in photos

4. PORCHES & STAIRWAYS - CODE REF: SHC CH 3, SEC 305.5, 305.6

- (A) FRONT:
() Missing (☒) Rotted () Broken (☒) Loose
(B) BACK:
() Missing (☒) Rotted () Broken (☒) Loose

Comments: _____

5. DOOR & DOOR SCREENS - CODE REF: SHC CH 3, SEC 305.11, 305.12, 305.13

- (A) FRONT:
(☒) Missing () Broken () Rotted () Screen Door
(B) BACK:
(☒) Missing () Broken () Rotted () Screen Door

Comments: _____

6. WINDOWS & WINDOW SCREENS - CODE REF: SHC CH 3, SEC 305.7, 305.8, 305.9, 305.10
AND SEC 305.13

(A) FRAMES & SILLS:

☐ Broken ☐ Rotted ☐ Missing ☐ _____

(B) PANES & SCREENS:

☐ Missing ☒ Broken ☐ Torn ☐ _____

Comments: _____

Interior

Items checked below must be repaired, replaced, or demolished

7. INTERIOR FLOORS, WALLS, AND CEILINGS - CODE REF: SHC CH 3, SEC 305.16, 305.17

(A) FLOORS:

☒ Rotted ☐ Unlevel ☒ Holes & Cracks

(B) WALLS:

☒ Holes ☐ Rotted ☐ Not square

(C) CEILINGS:

☒ Holes ☐ Torn Cov. ☐ Joist Rotted

Comments: _____

8. INTERIOR DOORS - CODE REF: SHC CH 3, SEC 305.20, 305.21

(A) CLOSET:

☐ Missing ☐ Damaged ☐ Hardware Missing ☐ _____

(B) BEDROOM:

☐ Missing ☐ Damaged ☐ Hardware Missing ☐ _____

(C) BATHROOM:

☐ Missing ☐ Damaged ☐ Hardware Missing ☐ _____

Comments: _____

9. ELECTRICAL None Amp. - CODE REF: SHC CH 3, SEC 303.4, 303.5

(A) SERVICE:

☐ Inadequate ☐ Defective ☐ Disconnected

(B) OUTLETS:

☐ Missing ☐ Broken ☐ _____

(C) FIXTURES:

☐ Missing ☐ Broken ☐ _____

(D) SWITCHES:

☐ Missing ☐ Broken ☐ _____

Comments: _____

10. FACILITIES REQUIRED - CODE REF: SHC CH 3, SEC 302.1, 302.3

(I) SANITARY FACILITIES:

(A) KITCHEN SINK:

☐ Missing ☐ Broken ☐ Not Vented ☐ Def. Trap

(B) LAVATORY:

☐ Missing ☐ Broken ☐ Not Vented ☐ No faucet

(C) TUB/SHOWER:

☐ Missing ☐ Broken ☐ Not Vented ☐ No faucet

(D) TOILET:

- Meter pulled - unknown date

☐ Missing ☐ Broken ☐ Not Vented ☐ None ☐ _____

(B) WATER - BOTH KITCHEN AND BATHROOM:

☐ No Cold ☐ No Hot ☐ Bad Piping ☐ Leaking

Comments: _____

(II) PLUMBING & HEATING - CODE REF: SHC CH3, 302.4, 307.6

(A) SEWER LINES:

☐ Missing ☐ Leaking ☐ City ☒ Septic Tank ☐ _____

(B) WATER LINES:

☐ Missing ☐ Leaking ☐ City ☐ Water Well ☐ Meter plugged/removed 2011

(C) GAS LINES:

☐ Missing ☐ Leaking ☐ Natural ☐ LPG ☐ _____

(D) HOT WATER HEATER:

☐ Missing ☐ Not Prop Vented ☐ No T&P Valve ☐ Leaks ☐ _____

(E) GAS JETS OR WALL HEATERS:

☐ Not Safe ☐ Missing ☐ Not Prop Installed ☐ Not in Working Condition

(F) SEPTIC TANK:

☐ Broken ☐ Inadequate ☐ Unsafe ☐ Noxious Odor ☐ _____

Comments: _____

(III) KITCHEN - CODE REF: SHC CH3, SEC 302.6

(A) FOOD PREPARATION SURFACES:

☐ Not Impervious to Water ☐ Defects ☐ Not Properly Sealed

(B) SHELVING, CABINETS, OR DRAWERS:

☐ Missing ☐ Broken ☐ Rotted ☐ Inadequate

(C) FREESTANDING OR PERMANENTLY INSTALLED COOK STOVE:

☐ Missing ☐ Broken ☐ Not Properly Installed

Comments: _____

11. LIGHT & VENTILATION - CODE REF: SHC CH 3, SEC 303

☐ Too Small ☐ Insufficient ☐ Natural Illumination

☐ Insufficient Ventilation ☐ Do Not Open or Close

Comments: _____

12. LOT CONDITON - CODE REF: CITY CODE CH 30, SEC 30-93

☐ High Weeds and Grass ☐ Accumulation of Rubbish ☐ Dead Trees

☐ Unsanitary ☐ Water Standing ☐ Dangerous Holes in Yard

Comments: _____

13. COMMENTS: ^(rotted) Floor in LR sagged on first step so did not venture any further. Has had no City utilities since September 2010. Owner does not respond to notices - have filed several Complaints in Court and have mowing liens on property beginning in July 2013.

San Patricio County Tax Office

Friday, May 23, 2014

Taxes Due Detail by Year

[Begin a New Search](#) [Go to Your Portfolio](#)
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Account No.: 1708

Delinquency Date: 02/01/2014

mobile home-

Active Lawsuits: None

* Additional Collection Costs

		by end of May 2014		by end of June 2014		by end of July 2014	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2006	\$97.93	\$130.21	\$228.14	\$131.34	\$229.27	\$132.50	\$230.43
2007	\$75.54	\$90.20	\$165.74	\$91.10	\$166.64	\$91.96	\$167.50
2008	\$73.73	\$77.78	\$151.51	\$78.62	\$152.35	\$79.50	\$153.23
2009	\$73.96	\$67.63	\$141.59	\$68.49	\$142.45	\$69.36	\$143.32
2010	\$74.55	\$57.69	\$132.24	\$58.57	\$133.12	\$59.44	\$133.99
2011	\$64.69	\$41.12	\$105.81	\$41.87	\$106.56	\$42.64	\$107.33
2013	\$150.59	\$48.10	\$198.69	\$51.59	\$202.18	\$56.86	\$207.45
Total Amount Due:	\$610.99	\$512.73	\$1,123.72	\$521.58	\$1,132.57	\$532.26	\$1,143.25

[Terms of Use](#)

SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280

San Patricio County Tax Office

Friday, May 23, 2014

Taxes Due Detail by Year

[Begin a New Search](#) [Go to Your Portfolio](#)
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Account No.: 37089

Delinquency Date: 02/01/2014

Property

Active Lawsuits None

* Additional Collection Costs

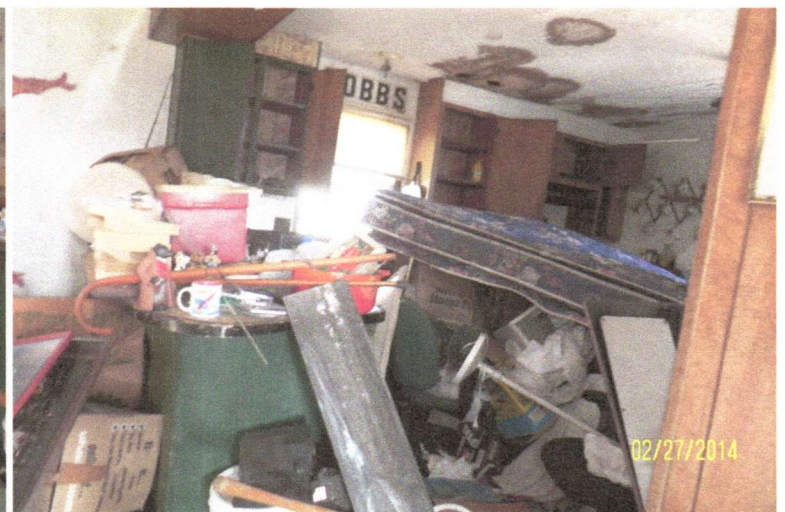
		by end of May 2014		by end of June 2014		by end of July 2014	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2006	\$203.29	\$264.28	\$467.57	\$266.61	\$469.90	\$268.96	\$472.25
2007	\$321.55	\$383.99	\$705.54	\$387.74	\$709.29	\$391.49	\$713.04
2008	\$313.92	\$331.11	\$645.03	\$334.79	\$648.71	\$338.44	\$652.36
2009	\$314.93	\$287.97	\$602.90	\$291.64	\$606.57	\$295.34	\$610.27
2010	\$309.04	\$239.19	\$548.23	\$242.81	\$551.85	\$246.41	\$555.45
2011	\$315.49	\$200.51	\$516.00	\$204.17	\$519.66	\$207.86	\$523.35
2013	\$292.01	\$37.96	\$329.97	\$43.81	\$335.82	\$110.26	\$402.27
Total Amount Due:	\$2,070.23	\$1,745.01	\$3,815.24	\$1,771.57	\$3,841.80	\$1,858.76	\$3,928.99

[Terms of Use](#)

SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280









Guaranty Title Services

*2121 Leopard Street
Corpus Christi, Texas 78408
Phone: (361) 884-8185
Fax: (361) 882-7239*

PRELIMINARY TITLE REPORT ACC# 34535

We have reviewed the records in the Office of Guaranty Title Services of Corpus

Christi, as to the following described property, to-wit:

*Southwest one-fourth (S.W. 1/4) of Farm Lot 5 and Southeast one-fourth (S.E. 1/4) of
Farm Lot 6, Land Block "M" of Burton & Danforth Subdivision*

TITLE APPEARS TO BE VESTED IN:

Mary Beth Brewster (4/7) & Daniel W. Dobbs (3/7)

VIA: Correction Special Warranty Deed

Grantor: Mary Beth Brewster, Independent Executrix of the Estate of Jim Fossett,
Deceased

Grantee: Tommy Fossett, Donald Wayne Fossett, Dorothy L. Mitchell, Jean Zanardi, K.
Paul Fossett, Wanda F. Martin, Mary Beth Brewster

Date Executed: 7-1-1986

Date Filed: 2-5-1990

Instrument: 385400

Probate

Re: Jimmy L. Fossett A/K/A Tommy Fossett, Deceased

Date Filed: 5-22-1996

Cause: 12724

Heir: Mary Beth Brewster

Quitclaim Deed

Grantor: Wanda Fossett Martin

Grantee: Mary Beth Brewster

Date Executed: 7-10-1999

Date Filed: 9-9-1999

Instrument: 477205

Special Warranty Deed

Grantor: Dale Mitchell

Grantee: Mary Beth Brewster

Date Executed: 6-3-2009

San Patricio County Tax Office

Tuesday, May 6, 2014

Property Tax Balance

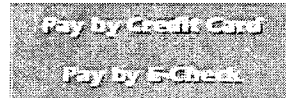
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A Convenience Fee will be added if you pay by credit card or e-check. The minimum fee is \$2.50 per \$100.

Unless otherwise noted, all data refers to tax information for 2013. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 1708**Pending Credit Card or eCheck Payments:**
No Payment Pending**Address:**

DOBBS DANIEL W
1457 ORMOND DR
CORPUS CHRISTI, TX 78415-0000

**Property Site Address:**
6TH**Gross Value:** \$9,071**Legal Description:**

PT LTS 5 & 6 BLK M B & D S/D I
MP ONLY

Land Value: \$0**Improvement Value:** \$9,071**Current Tax Levy:** \$150.59**Capped Value:** \$0**Current Amount Due:** \$198.69**Agricultural Value:** \$0**Prior Year Amount Due:** \$925.03**Exemptions:** None**Total Amount Due:** \$1,123.72[Exemption and Tax Rate Information](#)**Last Payment Amount for Current Year Taxes:**
Not Received[Taxes Due Detail by Year and Jurisdiction](#)**Last Payer for Current Year Taxes:**
Not Received[Payment Information](#)**Last Payment Date for Current Year Taxes:**
Not Received[Current Tax Statement](#)[Register to Receive Electronic Tax Statements](#)**Active Lawsuits:** None

Click [Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

[Terms of Use](#)

SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387



May 7, 2014

Daniel W. Dobbs
1457 Ormand Dr
Corpus Christi, Texas 78415-0000

Case # 7007 0710 0003 7858 4104

Mailed Copy Regular Mail

Dear Mr. Dobbs;

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the City Council will hold a public hearing at 6:30 p.m. on May 27, 2014 to make the determination if the herein listed structure or structures meet minimum standards of adopted codes or shall be demolished and removed from the property. The public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The following properties located in the City of Ingleside, Texas contain but are not limited to the following violations as per the *City of Ingleside Code of Ordinances Chapter 18, Article VIII, Unsafe Buildings*

Sec. 18-299. Minimum standards for buildings.

(c) All buildings or structures that have become deteriorated through accident or lack of repair or natural causes, or by damage through exposure to the elements, especially winds, hail or rain, and damage through fire, to the extent that the roof, windows and doors or portions of the building or structure which protect from the weather will no longer protect from the weather.

(e) All buildings or structures which are so structurally deteriorated that they are in danger of collapse or which cannot be expected to withstand winds of hurricane force.

(g) All buildings or structures, whether in use or not, which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to the existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment are unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by the demolition in accordance with the procedures set forth in this code.

Owner: Daniel Dobbs – 3/7 interest

Owner: Mary Beth Brewster – 4/7 interest

SW ¼ Lot 5, SE ¼ Lot 6, Block M, Burton & Danforth Subdivision

Otherwise known as 1244 Sixth St – **Abandoned/dilapidated mobile home and out buildings**

The owner or owners or lienholders of said properties are required to submit at the hearing proof of the scope of any work that may be required to comply with the Codes adopted by the City of Ingleside and the time it will take to reasonably perform the work; however, the property located at 1244 Sixth St is in an L1 Zone and not zoned for mobile homes making it a nonconforming use. The mobile home has not been in use for more than one year which constitutes discontinuation of the nonconforming use resulting in no established residential use and may not be re-constructed to resume residential use without a variance.

Any persons having any legal interest in the property shall appear before City Council at the Public Hearing on the aforementioned date, time, and place.

Sincerely,

Carey Dietrich
Code Enforcement
City of Ingleside

7007 0710 0003 7858 4104

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Total Postage & Fees	\$ 10.35
Postmark Here MAY 07 2014	
Sent To Daniel W. Dooks	
Street, Apt. No., or PO Box No. 1457 Dumas La	
City, State, ZIP+4 Dumas La 71455	
PS Form 3800, August 2006 See Reverse for Instructions	



May 7, 2014

Mary Beth Brewster
427 N. Commercial
Aransas Pass, Texas 78336-2007

cut # 7007 0710 0003 7858 4111

mail regular mail

Dear Ms. Brewster;

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the City Council will hold a public hearing at 6:30 p.m. on May 27, 2014 to make the determination if the herein listed structure or structures meet minimum standards of adopted codes or shall be demolished and removed from the property. The public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

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(e) All buildings or structures which are so structurally deteriorated that they are in danger of collapse or which cannot be expected to withstand winds of hurricane force.

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Owner: Mary Beth Brewster – 4/7 interest

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Otherwise known as 1244 Sixth St – **Abandoned/dilapidated mobile home and out buildings**

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Any persons having any legal interest in the property shall appear before City Council at the Public Hearing on the aforementioned date, time, and place.

Sincerely,

Carey Dietrich
Code Enforcement
City of Ingleside

Mary Beth phoned 5/8/14 -
not her portion of property -
Mr. Dobbs is in prison & she
doesn't know how to contact him

7007 0710 0003 7858 4111

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Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 64.80

INGLESIDE 78336
Postmark Here
MAY 07 2014

Sent To	
MURPHY, Beth Branstetter	
Street, Apt. No., or PO Box No. 427 N. Commercial	
City, State, ZIP+4 Ingleside, TX 78336-2007	

PS Form 3800, August 2006 See Reverse for Instructions



Ord # 7910 3090 0000 9861 1638

June 5, 2013

Daniel W. Dobbs
1457 Ormond Dr.
Corpus Christi, Texas 78415

Re: Consistent Code violations on your property
Located at Part Lots 5 & 6, Block M, Burton & Danforth, Subdivision
Otherwise known as 1244 Sixth St

POSTED

Dear Ms. Dobbs;

It has come to the attention of this office that the property belonging to you, located at 1244 Sixth St is in violation of City Ordinance and Codes, including but not limited to:

- 1) **Article III, Sec. 30-93.** The ordinance states that weeds or grass allowed to grow over fifteen (15) inches within one hundred (100) feet of any structure used for human habitation, or within twenty-five (25) feet of any public road or street, constitutes a violation. Also, the accumulation, collection or appearance of carrion, filth, rubbish, trash, debris, or any other unsightly or unsanitary matter on the property is a violation. You are responsible for your property from the edge of the street to the centerline of the alley;
- 2) **Sec. 78-251. Permitted uses:** The property located at 1244 Sixth St is in an L1 Zone, which is light industrial and therefore not for the purpose of multi family dwellings, nor is it zoned for Mobile Homes or RV Trailers;
- 3) **Sec. 78-93. Discontinuance of use.**
If the nonconforming use of any building or premises is discontinued or its normal operation stopped for a period of one year, the use of the same shall thereafter conform to the regulations of the zoning district in which it is located;
- 4) **1994 Standard Housing Code, Chapter Three (3) Sections 302, 303, 304, and 305** whereas the building thereof, as a result of decay, deterioration, and/or lack of maintenance does not meet the minimum standards for basic equipment and facilities and therefore, constitutes a Public Nuisance.

Since these violations cannot be allowed to remain it is required that

- a) within ten (10) days from the date of this notice the weeds must be mowed and maintained, all rubbish and debris properly disposed of;
- b) within thirty (30) days from the date of this notice the mobile home and RV must be removed from the property. The property located at 1244 Sixth St is zoned L1 Light Industrial and the mobile home has not had service since 8/13/2010 which constitutes discontinuation of the nonconforming use causing there to be no established residential use.

Failure to comply will result in a Work Order being issued to have the weeds mowed and rubbish removed, and the property will be scheduled for a Public Hearing before the City Council of the City of Ingleside to recommend demolition or removal of the dilapidated mobile home.

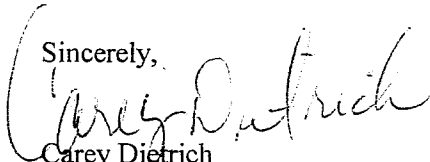
In all cases where the City takes such action, an additional fee of fifty dollars (\$50.00) for inspection and administration fee shall be charged. In all cases where the City takes such action, the minimum fee or charge shall be **ONE HUNDRED TWENTY-FIVE DOLLARS (\$125.00) and a complaint will be filed for you to appear in Municipal Court.** The City will bill you for the cost of the work. If it is not paid in thirty (30) days, the City of Ingleside may file a lien on said property as per part of Sec. 30-96 of the ordinance, which states:

Failure of owner to abate; city action; expenses; lien.

The city may file a statement of expenses and charges, giving the name of the owner, the legal description of the property, the amount of the expenses and charges, the date on which the work was done or expenses incurred and the nature of the work or expenses. The statement shall be filed with the county clerk. Upon such filing, the city shall have a privileged lien on such lot or real estate upon which the work was done or the improvements made to secure the charges, in accordance with the provisions of V.T.C.A., Health and Safety Code § 342.007 which lien shall be second only to tax liens and liens for street improvements. The amount shall bear interest at the rate of ten percent per annum from the date of payment by the city.

The most important aspect of this notification is to remedy the situation, so any communication is valuable.

Sincerely,



Carey Dietrich
Code Enforcement

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Daniel W. Dobbs
1457 Ormond Dr.
Corpus Christi, TX 78415

2. Article Number

(Transfer from service label)

7010 3090 0000 9861 1638

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

6/7/13

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

06-10-13 P01:45 IN

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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For delivery information, visit our website at www.usps.com

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Postage	\$ 7.25
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 12.90

Postmark: JUN 08 2013
INGLESIDE TX 78362
USPS

7010 3090 0000 9861 1638

Sent to: Daniel W. Dobbs
Street, Apt. No., or PO Box No.: 1457 Ormond Dr.
City, State, ZIP+4: Corpus Christi, TX 78415

See Reverse for Instructions

